

## DESIGN AND ACCESS STATEMENT- 01.10. 21

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Flat A,B,C,D  
51 Belsize Park,  
NW3 4EE

### Full Planning Application for Bin Store

#### INTRO

This is a planning application for 51 Belsize Park – a Victorian, four- storey semi- detached stuccoed villa that was converted into four self- contained apartments in the Late 1980's. My client owns 2 of the flats, the ground floor and the first floor and has agreed with the other 2 flat owners on this submission.

The property is located within the Belsize Park Conservation area, it is not listed,

Currently the property has no wheelie bins, as there is no where to put them, there is an existing brick storage unit, where refuse plastic bin bags are stored for 2 weeks, before collection. This encourages rats and is quite smelly. There are also 3 steps down to this brick storage area, so even if we could convert this or store free standing units, it would be too awkward to manoeuvre the bins up the steps.

#### DESIGN

We would like to install a bin store to house 4 x 240lt wheelie bins, 2 x refuse and 2 x recycle. The double volume capacity of 240lt instead of 120lt, would serve 2 flats each.

Access would be through the gate on the left of the entrance, via a porous resinbound path to the 4 units. The Bike shed Co, have been asked to provide a quote- they use sustainably sourced Douglas fir to construct their units, they are are secure and very attractive to look at, with a painted finish. We would prefer to have the roofs installed with gas struts for ease of opening.

This unit will be completely hidden from the public, as its behind a Privet hedge that will be trimmed ( or replaced if necessary ) for access. We intend to plant another small Japanese Acer to further help mask the bin store from the entrance, and will clear and replant the area that has become very overgrown. Our aim is to make this small front garden more attractive both visually and to wildlife.

Additionally the existing brick store we are proposing to upgrade with a sedum roof and new doors to the front. This can then house the food waste caddies.

Our client aims is to overcome their collective problem of not enough space for refuse and recycling, resulting in loose refuse bags being left out, for foxes to scatter the contents and rats to rummage through. It will also improve access as the unit will be via a gate – with just one step ( we will also install a portable kerb ramp ) Rather than the 3 steps on the opposite side.